

# Glenwood project apparently wins vote

Glenwood 3-14-02

By JONDI GUMZ

SENTINEL STAFF WRITER

Developer Kerry Williams hasn't broken out the champagne, but with absentee ballots counted and the latest election tally at 1,801 yes votes and 1,722 nays, she's ready to declare victory in the six-year fight over the Glenwood housing project.

"I truly think the voters are the real winners," said Williams, who designed the 49-home project which appeared on the ballot as Measure M.

"Soon most of the Glenwood will belong to the citizens of Scotts Valley. We're talking 160-plus acres of land. That's something to feel very proud of."

Williams said the next step is to design the homes on the 195-acre site near Scotts Valley High School and apply for architectural review.

Once the final subdivision map is recorded, the open space will be dedicated to city. The process could take six to nine months, or even a year, Williams said.

More than 900 provisional ballots have yet to be counted, but only 50 of them are from Scotts Valley, making it technically impossible for development foes to close the gap.

Just 51 percent of the voters were in favor of the development.

"In spite of the city telling the public how wonderful it will be, almost half voters said uh-uh," said Nick Van Bruggen of Save Scotts Valley, the environmental group that fears the land will end up being controlled by a homeowners' association.

"It would be wonderful if city gets the land and the public has access," he said. "As far as I know, the city has no money to maintain the land. I hope some money's become available."

Though the margin of victory was slim, the outcome represented a huge turnaround for Keenan Land Co., which saw a 145-home project rejected 2,415 to 1,553 three years ago.

Williams wasn't surprised the election was close.

"The no side is always motivated to come to polls," she said. "The challenge for us was to get people comfortable with the project to come to vote."

Turnout in Scotts Valley was the highest in the county, with 3,688 of 6,477 voters — almost 57 percent — casting ballots.

That compares with 50 percent in Santa Cruz, 48 percent in the unincorporated areas, 47 percent in Capitola and 42 percent in Watsonville.

Countywide, 61 percent of Republicans voted, compared to 53 percent of Democrats. Of the smaller parties, the Natural Law Party had the best turnout, 52 percent; followed by Green,

43 percent; Libertarian, 42 percent; Reform, 38 percent; and American Independent, 33 percent.

Williams said her experience in Scotts Valley is not unique. She has spent three years on a project in Pleasanton, five years on one in Menlo Park and nine years on one in Hayward.

"Cities are struggling to address the serious demand for housing while protecting quality of life," she said.

As developers spend time and money and developments shrink, prices go up.

In the case of Glenwood, Williams anticipated a selling price of \$325,000 to \$395,000 for a 2,700-square-foot house when she started. Now she expects prices might range from \$775,000 to \$875,000.

Contact Jondi Gumz at  
jgumz@santa-cruz.com.